



£195,000

*At a glance...*



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**holland  
& odam**

35 West Park  
Castle Cary  
Somerset  
BA7 7DB

**TO VIEW**

30 High Street, Glastonbury,  
Somerset BA6 9DX

**01458 833123**

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## Directions

From Somerton take B3151 and turn right onto B3153 towards Keinton Mandeville. Follow the road through and at the cross roads, continue straight on to Castle Cary. At the junction, turn right onto Station Road and next right to continue. Follow the road up the hill and turn left into Victoria Gardens and first left into West Park. The property can be found on your right hand side.

## Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

## Local Authority

Somerset Council  
0300 1232224  
somerset.gov.uk

## Tenure

Freehold

## Agents Note

Please note the rear garden is subject to a pedestrian right of way along the rear pathway, providing gated access across the boundaries for the purpose of bin access and general garden maintenance.



## Location

Castle Cary is widely regarded as one of Somerset's most charming market towns, set amidst beautiful rolling countryside and characterised by its attractive honey-coloured stone buildings and historic streets. The town offers a thriving community with a variety of independent shops, cafés, pubs and well-regarded schools, along with everyday amenities. A particular advantage is the nearby railway station providing direct services to London Paddington, making it ideal for commuters.

## Insight

A well presented two bedroom mid-terrace bungalow offering comfortable accommodation, generous storage and gardens to the front and rear.

The property comprises a living/dining room, a well-appointed kitchen, two bedrooms and a bathroom. The layout is thoughtfully arranged for easy, single-level living. A particular feature of the home is the abundance of storage throughout, complemented externally by a useful store room and a timber garden shed.

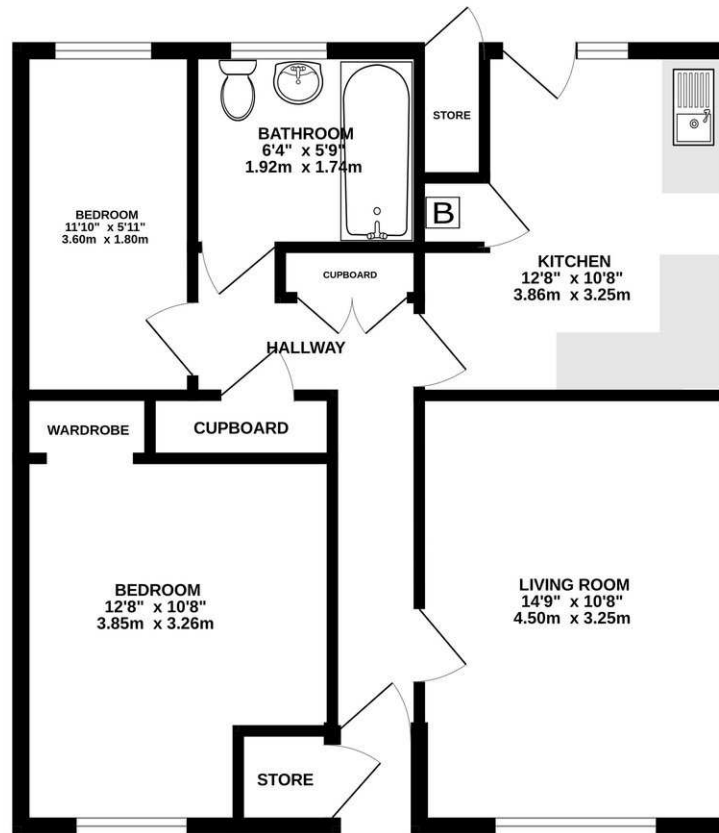
Outside, the property benefits from both front and rear gardens and residential parking is available within the road.

Ideal for those seeking convenient, low-maintenance living, this appealing bungalow would suit a range of buyers including those who are down sizing, first time purchasers or those looking for an investment opportunity.

- Well presented mid-terrace bungalow
- Two bedrooms
- Spacious living/dining room
- Well appointed kitchen
- Modern bathroom
- Ample storage throughout
- Front and rear gardens
- Timber shed and additional external store room



GROUND FLOOR  
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 638 sq.ft. (59.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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